



£90m of Improvement Money for London's Private Rented Homes

Major opportunity for landlords, and for London to get its share of energy suppliers' money

New analysis by the London Landlord Accreditation Scheme shows that privately rented homes in London should benefit from at least £90m of improvement grants from energy companies over the next two years, but it's up to London's landlords to claim their share of the money. In the past, London's homes have missed out on this investment.

**** See page 3 for breakdown of £90m grants by London borough ****

This February and March, for just £20, landlords can receive expert training about how to get the new grants. London Landlords Accreditation Scheme (LLAS) is running the training programme on the Energy Company Obligation - ECO - funding which is part of the government's new Green Deal. ECO funding can be spent on improving insulation, windows and central heating, particularly in Victorian properties.

LLAS are also providing £75 cash back for the home energy assessments that are the first step for accessing the new money.

The government has obliged energy companies to invest in home improvements for many years. But private landlords, particularly in London, have historically not had their share of the investment. Most of the money went to other parts of Great Britain; for example homes in the North West have been nearly three times more likely than homes in London to benefit from major insulation grants. Now the rules are changing and LLAS want London landlords take full advantage of the money.

David Princep, chairman of LLAS said, "There's a lot of ECO money now available but, without training, landlords may struggle to get all the grant funding they're entitled to. The government's told the energy companies to create different pots of

Energy Company Obligation funding. The first, and biggest, part of the money is going to homes that are expensive to insulate, especially older properties. Victorian homes are very common in London and most of them could potentially benefit from this money. Other ECO money is going to homes where the residents are on lower incomes, and for particular poorer communities. "

Dave Princep said, "We think our £20 training is a great opportunity for landlords, many of whom could receive thousands of pounds of grant funding to improve the homes they rent out."

ECO money is needed. Seventeen percent of privately rented homes fall in the bottom F and G energy bands compared to just 4% of housing associations homes. But ECO isn't just for homes in poor condition: many of London's smartest period homes are now getting solid wall insulation, making them warmer and more comfortable.

Princep said, "Landlords sometimes have a bad reputation, but at LLAS we work with thousands of landlords who are committed to providing high quality housing for their tenants. It's great that ECO will provide new funding to improve the warmth and comfort of their homes. One in four homes in London is rented privately and this money could have a huge impact. We're calling London's landlords to attend our £20 training to find out how to benefit from ECO. To find out more and book the course landlords should email llas.greendeal@camden.gov.uk"

ENDS

CONTACT: For more information contact Brooke Flanagan at LLAS on 020 79742774. Brooke.flanagan@camden.gov.uk

£20 ECO Training sessions (half day, morning courses):

Thursday 21 February – in Hackney

Monday 25 February – in Camden

Tuesday 26 February – in Thurrock

Tuesday 12 March – in Camden

To book the training call 02079742838 or email llas.greendeal@camden.gov.uk

LLAS may be able to arrange interviews with landlords. NOTES OVERLEAF

How the £90m breaks down across London Boroughs

Borough	Investment	Borough	Investment	Borough	Investment
Barking and Dagenham	£2,000,000	Hackney	£2,500,000	Lewisham	£3,000,000
Barnet	£3,300,000	Hammersmith and Fulham	£2,500,000	Merton	£2,300,000
Bexley	£1,200,000	Haringey	£2,400,000	Newham	£3,400,000
Brent	£3,100,000	Harrow	£2,100,000	Redbridge	£3,000,000
Bromley	£2,000,000	Havering	£1,200,000	Richmond upon Thames	£2,000,000
Camden	£3,400,000	Hillingdon	£2,500,000	Southwark	£3,400,000
City of London	£120,000	Hounslow	£3,000,000	Sutton	£1,700,000
Croydon	£2,300,000	Islington	£2,600,000	Tower Hamlets	£3,800,000
Ealing	£3,400,000	Kensington and Chelsea	£2,100,000	Waltham Forest	£2,800,000
Enfield	£3,200,000	Kingston upon Thames	£1,900,000	Wandsworth	£4,900,000
Greenwich	£2,100,000	Lambeth	£3,400,000	Westminster	£5,200,000

1) **Our analysis: £90m of investment in London's private rented homes**

The LLAS analysis of £90m investment in London's rented homes is based on the official DECC/Ofgem estimate of £1.3bn to be spent in Great Britain per year in the first phase of ECO, which runs to March 2015. We have taken account of the priorities of the different ECO funds in adjusting the number to reflect the number of private rented properties in London and believe £90m to be at the lower end of the range of investment that landlords could claim.

The breakdown across London Boroughs takes account of the distribution of private rented properties in each borough.

2) **LLAS £20 training on Green Deal**

The LLAS training course runs on the following dates. It is open to landlords and letting agents. To book landlords go to: www.londonlandlords.org.uk

Thursday 21 February 2013 9.30am to 12.30pm – in Hackney

Monday 25 February 2013 9.30am to 12.30pm – in Camden

Tuesday 26 February 2013 9.30am to 12.30pm – in Thurrock District Council

Tuesday 12 March – in Camden

To book the training call 02079742838 or email llas.greendeal@camden.gov.uk for all details

3) **Vouchers for Green Deal assessments**

The first step for accessing most of the ECO funding is through an official Green Deal assessment. LLAS can offer landlords £50 off Green Deal assessments – or £75 off for landlords who complete the training course. To claim the voucher landlords should download the form at <http://tinyurl.com/landlordgreendeal> or call 0207 974 2838

4) **London and Private Landlords – how they have missed out on funding in the past**

Before ECO, energy suppliers were obliged to invest in home energy efficiency primarily under the CERT (Carbon Emissions Reduction Target) and CESP (Community Energy Savings Programme). Working from analysis of CERT undertaken for government by the Energy Saving Trust, and of CESP by Ofgem, 7% of London homes had benefited from major insulation measures in past 4 years compared to 20% of homes in the North West region. DECC (government Department for Energy and Climate Change) report widespread anecdotal evidence that landlords have missed out on CERT funding: this seems likely as private rented homes were usually less suitable for the measures promoted under CERT.

5) **How does ECO relate to the government's new Green Deal?**

The new Green Deal is a way for home occupiers to pay for energy saving measures like insulation at no upfront cost – instead they will make regular repayments on their energy bill. But some important insulation measures – particularly wall insulation of Victorian properties – are likely to be too expensive for most homeowners, even with the Green Deal long term pay back mechanism. ECO grants are provided for older solid wall homes to bring the Green Deal repayments down to an affordable level.

6) **F&G banded home statistic**

From the 2010 English Housing Survey.

- 7) **Who's paying for the LLAS £20 training and the vouchers for home energy assessments?**
- 8) The London Landlord Accreditation Scheme Green Deal Project is funded by the Department for Energy and Climate Change's Green Deal Pioneer Places Fund. LLAS is facilitated by Camden Council